

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Snohomish County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$32,202,129**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	15		
% of Funds Committed	88.57 %	93.47 %	13	92.07 %	21	23	
% of Funds Disbursed	86.79 %	87.99 %	11	84.14 %	57	56	
Leveraging Ratio for Rental Activities	8.23	6.9	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.74 %	92.67 %	9	81.45 %	42	38	
% of Completed CHDO Disbursements to All CHDO Reservations***	90.75 %	80.64 %	2	69.74 %	89	87	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	99.20 %	93.23 %	2	80.97 %	95	93	
% of 0-30% AMI Renters to All Renters***	73.11 %	63.10 %	3	45.50 %	93	89	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.08 %	1	95.55 %	100	100	
Overall Ranking:			In State:	4 / 15	Nationally:	97	96
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,491	\$26,059		\$26,831	502 Units	52.60 %	
Homebuyer Unit	\$20,517	\$19,957		\$15,029	162 Units	17.00 %	
Homeowner-Rehab Unit	\$41,685	\$20,618		\$20,806	118 Units	12.40 %	
TBRA Unit	\$309	\$1,793		\$3,228	173 Units	18.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Snohomish County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$119,051	\$148,597	\$42,190
State:*	\$115,560	\$116,569	\$26,416
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4	%
National Avg:	1.2	%

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	81.3	77.8	90.7	0.0
Black/African American:	4.0	2.5	1.7	0.0
Asian:	3.0	8.6	0.8	0.0
American Indian/Alaska Native:	1.0	1.9	1.7	0.0
Native Hawaiian/Pacific Islander:	5.4	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.4	0.6	0.8	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.8	0.0
Asian/Pacific Islander:	2.4	1.9	0.8	0.0

ETHNICITY:

Hispanic	2.2	6.2	2.5	100.0
----------	-----	-----	-----	-------

HOUSEHOLD SIZE:

1 Person:	55.8	17.3	54.2	0.0
2 Persons:	18.7	27.2	31.4	100.0
3 Persons:	12.7	24.1	5.1	0.0
4 Persons:	8.6	16.0	5.1	0.0
5 Persons:	3.0	7.4	0.8	0.0
6 Persons:	1.0	6.8	2.5	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.2	0.6	0.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.9	16.0	20.3	100.0
Elderly:	39.6	1.9	60.2	0.0
Related/Single Parent:	28.3	35.2	7.6	0.0
Related/Two Parent:	6.8	40.1	10.2	0.0
Other:	3.4	6.8	1.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	55.4	0.0	#
HOME TBRA:	2.0		
Other:	12.5		
No Assistance:	30.1		

of Section 504 Compliant Units / Completed Units Since 2001 533

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Snohomish County Consortium

State: WA

Group Rank: 97
 (Percentile)

State Rank: 4 / 15 PJs

Overall Rank: 96
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	89.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	90.75	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	99.2	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.97	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

